



**Robert Blitchok** of 2695 Elmwood Dr.: Opposes: argues a 66-unit facility is fundamentally incompatible with "Rural Residential" zoning and will degrade road safety and the area's quiet character.

**Susan Smith** of 2720 Coveseide: Has concerns about increased boat traffic at the public launch and invasive species risks. Believes storage should be placed in commercially zoned areas rather than residential ones.

**Jan Ver Merris** of 2927 Elmwood Drive: has concerns about building proximity to property lines and the impact of noise and lights on immediate neighbors.

**Madeline Harwood** of 22232 Cannonsville Rd: had concerns of the lack of a contract restricting units to lake residents only, potential for people to live in campers on-site, and dust/traffic on the narrow road. Requests the 20-foot vegetation buffer be made an enforceable condition.

**Shawn Quin** 3055 Grand Avenue had concerns: Cannonsville Road is physically incapable of handling increased two-way trailer traffic, posing a safety risk to pedestrians and children.

**Connor Morgan** of 2324 North Dagget: had concerns: overflow traffic using residential side streets like Elmwood or Dagget to bypass congestion, affecting neighborhood safety.

Close Public Hearing and resume regular meeting: 7:59 pm

Motion: Ericksen

Second: Sower

Aye: all

Tony Kropf (applicant) Addresses security (gate, keypads, cameras) and reiterates that bylaws will prohibit overnight stays. Confirms the focus is on local lake residents, not outside commercial users.

Kevin of Fresh Coast explained the difference between "Use by Right" and "Special Land Use." Confirms that while storage is allowed as a special use, the Commission can impose conditions to mitigate impacts on neighbors.

Tony Kropf presented photos showing two large vehicles can pass on Cannonsville Road with room to spare, even in winter with snowbanks.

Sower proposes 4 conditions: 1) expand the road width per engineer's recommendation, 2) Restrict sales to residents of specified local lakes, 3) Establish an escrow fee for zoning enforcement, 4) Install motion-sensor or timed lighting.

It was noted that the township cannot legally restrict who a private owner sells property to (Fair Housing/Real Estate law) but can enforce usage rules.

Chair recommended tabling the project to allow the township engineer (Zach) to review the road and lighting concerns.

Motion the same: Ericksen

Second: Fahner

Aye: all

## 9. Ongoing Business

- a. Additional Dwelling Units – report next month.
- b. Special Land Use discussion on Agri-business uses in the Agriculture District – report next month.

## ~~10. Elect officers~~

## 11. Adjourn: 9:00 pm

Motion: Ericksen

Second: Sower

Aye: all